172.0	0006	0017.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 865,500 / 865,500
					USE VALUE: 865,500 / 865,500
					ASSESSED: 865,500 / 865,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINUCCI DARIN
Owner 2:	
Owner 3:	
Street 1:	637 BOSTON AVE
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	DI NUCCI CAROL B TRS& LIFE EST -
Owner 2:	C DI NUCCI REALTY TRUST -
Street 1:	637 BOSTON AVE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 3,980 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Aluminum Exterior and 2766 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3980.000	487,900		377,600	865,500
Total Card	0.091	487,900		377,600	865,500
Total Parcel	0.091	487,900		377,600	865,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.96 | /Parcel: 312.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114290
GIS Ref	
GIS Ref	
Insp Date	06/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0006-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	488,000	0	3,980.	377,600	865,600	865,600	Year End Roll	12/18/2019
2019	104	FV	373,200	0	3,980.	372,200	745,400	745,400	Year End Roll	1/3/2019
2018	104	FV	373,200	0	3,980.	285,900	659,100	659,100	Year End Roll	12/20/2017
2017	104	FV	349,800	0	3,980.	269,700	619,500	619,500	Year End Roll	1/3/2017
2016	104	FV	349,800	0	3,980.	248,100	597,900	597,900	Year End	1/4/2016
2015	104	FV	311,200	0	3,980.	231,900	543,100	543,100	Year End Roll	12/11/2014
2014	104	FV	311,200	0	3,980.	213,600	524,800	524,800	Year End Roll	12/16/2013
2013	104	FV	324,000	0	3,980.	213,600	537,600	537,600		12/13/2012

!13347!

PRINT

Date	Time
12/11/20	03:19:21

LAST REV

Date	Time
06/10/19	11:36:13
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI NUCCI CAROL	58573-117		2/28/2012	Convenience	99	No	No		
DI NUCCI CAROL	43373-516		7/27/2004	Convenience	1	No	No		
DI NUCCI CAROL	42375-348		4/1/2004	Family	1	No	No		
DINUCCI NANCY	25539-595		8/2/1995		1	No	No		DINUCCI FERDINAND J - DOD: 07/14/1985

USER DEFINED

Prior Id # 1:	114290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2012	482	Manual	4,224					insulation
12/16/1997	745	Manual	4,600					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Inspected	163	PATRIOT
1/15/2009	Measured	345	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3980		Sq. Ft.	Site		0	70.	1.36	6									377,581						377,600	

Total AC/HA: 0.09137 | Total SF/SM: 3980 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 377,581 | Spl Credit | Total: 377,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02967811
Const Adj.:	0.99495000
Adj $ / SQ:	174.161
Other Features:	120720
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662968
Depreciation:	175024
Depreciated Total:	487944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

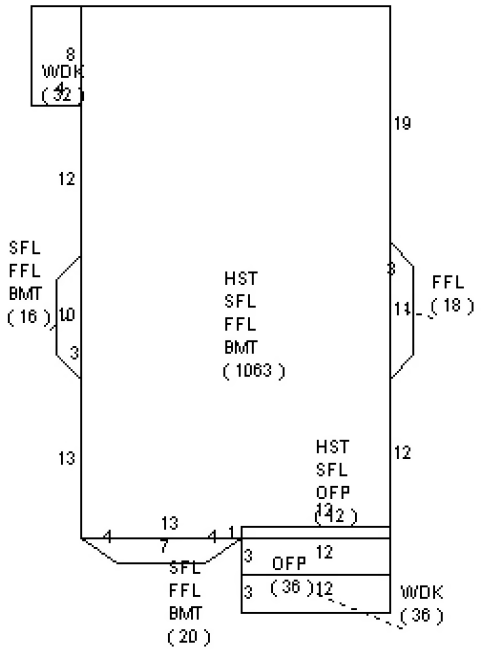
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.16
Special Features:	0	Val/Su Net:	122.56
Final Total:	487900	Val/Su SzAd	176.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,117	174.160	194,538
SFL	Second Floor	1,111	174.160	193,493
BMT	Basement	1,099	52.250	57,421
HST	Half Story	538	174.160	93,612
WDK	Deck	68	15.920	1,083
OFP	Open Porch	48	43.780	2,101

Net Sketched Area:	3,981	Total:	542,248
Size Ad	2765.5	Gross Are	4518	FinArea	2766
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0006-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	